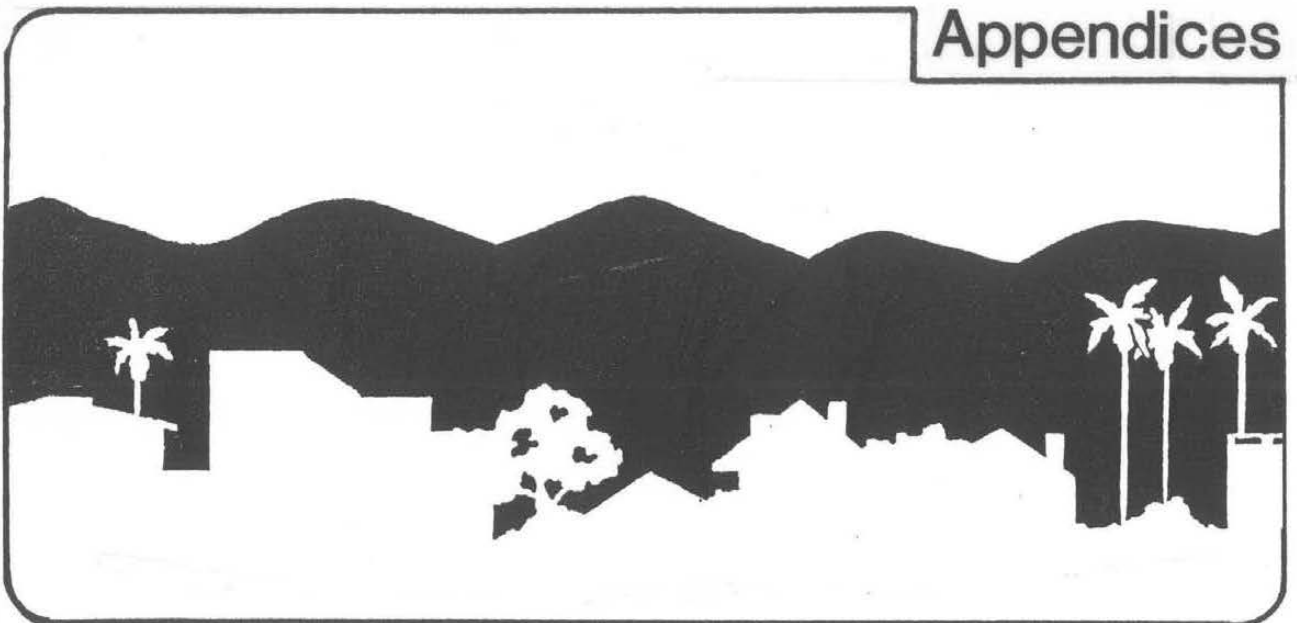


Appendices



Appendix A
Preliminary Infrastructure Cost Estimates

SANTEE TOWN CENTER
 PRELIMINARY COST ESTIMATES OF
 INFRASTRUCTURE REQUIRED WITHIN
 PROPOSED PRINCIPAL ROADWAY SYSTEM
 TO SUPPORT THE TOWN CENTER DEVELOPMENT

REVISED 8/13/85

PREPARED BY
 BSI CONSULTANTS, INC.

SECTION I (SOUTHWEST QUADRANT - 72 acres)

<u>FACILITY</u>	<u>\$ COST</u>
A. OPEN SPACE	
1) Floodway Development (Cost included in Willow Pond Project)	0
2) Corridor Development- 6 acres @ \$100,000	= 600,000
Subtotal	\$ 600,000
B. INTERIOR PARKWAYS	
1) Grading-10,000 CY @ \$4.00	= 40,000
2) Preparation of Subgrade-184,000 SF @ \$0.30	= 55,200
3) Paving AC-140,300 SF @ \$1.65	= 231,500
4) Curb and Gutter-9200 LF @ \$10.00	= 92,000
5) Sidewalk-20,700 SF @ \$2.70	= 55,900
6) Lighting-25 each @ \$3,000	= 75,000
7) Landscape/Irrigation-2 acres @ \$200,000	= 400,000
8) Signage and Furniture-Lump Sum	= 10,000
Subtotal	\$ 959,600
C. STORM DRAINAGE	
1) 30" storm sewers (culverts)- 2800 LF @ \$70.00	= 196,000
2) Curb Inlets-8 each @ \$2,500	= 20,000
3) Cleanouts-6 each @ \$3,000	= 18,000
Subtotal	\$ 234,000
D. WATER DISTRIBUTION SYSTEM	
1) 12" Water Main-2300 LF @ \$30.00	= 69,000
2) 12" Gate Valve-4 each @ \$1,500	= 6,000
3) Fire Hydrants-5 each @ \$2,500	= 12,500
Subtotal	\$ 87,500

SECTION I (CONT.)

E.	SEWER SYSTEM		
	1) 10" sewer-2300 LF @ \$30.00	=	69,000
	2) Manholes-8 each @ \$1,500	=	<u>12,000</u>
	Subtotal		\$ 81,000
F.	TRAFFIC SIGNALS-1.5 each @ \$60,000	=	\$ 90,000
G.	UTILITIES		
	Gas, Electric, Cable TV, and Telephone-		
	2300 LF @ \$100.00	=	\$ 230,000
H.	OFF-SITE STREET IMPROVEMENTS		
	City of Santee - Circulation		
	Improvements Implementation Plan		
	Cost Allocation 72 acres @ \$10,000	=	\$ 720,000
	Total Construction estimate		\$ 3,002,100
	Contingency (10%)		<u>299,900</u>
			3,302,000
	ENGINEERING AND ADMINISTRATION (15%)		<u>495,000</u>
	GRAND TOTAL SECTION I		\$ 3,797,000

SANTEE TOWN CENTER
 PRELIMINARY COST ESTIMATES OF
 INFRASTRUCTURE REQUIRED WITHIN
 PROPOSED PRINCIPAL ROADWAY SYSTEM
 TO SUPPORT THE TOWN CENTER DEVELOPMENT

REVISED 8/13/85

PREPARED BY
 BSI CONSULTANTS, INC.

SECTION II (SOUTHEAST QUADRANT - 197 acres)

<u>FACILITY</u>	<u>\$ COST</u>
A. OPEN SPACE	
1) Floodway Development	
43 acres @ \$50,000	= 2,150,000
Drop Structure-50% (\$1,000,000)	= 500,000
2) Corridor-18 acres @ \$100,000	= 1,800,000
3) Park (POS)-22 acres @ 75,000	= 1,650,000
Subtotal	\$ 6,100,000
B. INTERIOR PARKWAYS	
1) Grading-23,000 CY @ \$4.00	= 92,000
2) Preparation of Subgrade-456,000 SF @ \$0.30	= 136,800
3) Paving AC-347,700 SF @\$1.65	= 573,700
4) Curb and Gutter-22,800 LF @ \$10.00	= 228,000
5) Sidewalk-51,300 SF @ \$2.70	= 138,500
6) Lighting-60 each @ \$3,000	= 180,000
7) Landscaping/Irrigation-5 acres @ \$200,000	= 1,000,000
8) Signage and Furniture-Lump Sum	= 25,000
Subtotal	\$ 2,374,000
C. STORM DRAINAGE	
1) Extend existing Twin 54" Storm Drain 1600 LF @ \$200.00	= 320,000
2 30" storm sewers (culverts)- 62 LF @ \$70.00	= 434,000
3) Curb Inlets-16 each @ \$2,500	= 40,000
4) Cleanouts-16 each @ \$3,000	= 48,000
Subtotal	\$ 842,000
D. WATER DISTRIBUTION SYSTEM	
1) 12" Water Main-5700 LF @ \$30.00	= 171,000
2) 12" Gate Valves-7 each @ \$1,500	= 10,500
3) Fire Hydrants-12 each @ \$2,500	= 30,000
Subtotal	\$ 211,500

SECTION II (CONT.)

E.	SEWER SYSTEM		
	1) 10" sewer-5700 LF @ \$30.00	=	171,000
	2) Manholes-20 each @ \$1,500	=	<u>30,000</u>
	Subtotal		\$ 201,000
F.	TRAFFIC SIGNALS-3.5 each @ \$60,000	=	\$ 210,000
G.	UTILITIES		
	Gas, Electric, Cable TV, and Telephone-		
	5700 LF @ \$100.00	=	\$ 570,000
H.	PEDESTRIAN BRIDGE-2 each @ \$250,000	=	\$500,00
I.	OFF-SITE STREET IMPROVEMENTS		
	City of Santee - Circulation		
	Improvements Implementation Plan		
	Cost Allocation 192 acres @ \$10,000	=	\$ 1,970,000
	Total Construction Estimate		\$ 12,978,500
	CONTINGENCY (10%)		<u>1,297,500</u>
			14,276,000
	ENGINEERING AND ADMINISTRATION (15%)		<u>2,141,000</u>
	GRAND TOTAL SECTION II		\$ 16,417,000

SANTEE TOWN CENTER
 PRELIMINARY COST ESTIMATES OF
 INFRASTRUCTURE REQUIRED WITHIN
 PROPOSED PRINCIPAL ROADWAY SYSTEM
 TO SUPPORT THE TOWN CENTER DEVELOPMENT

REVISED 8/13/85

PREPARED BY
 BSI CONSULTANTS, INC.

SECTION III (NORTHEAST QUADRANT - 153 acres)

<u>FACILITY</u>	<u>\$ COST</u>
A. OPEN SPACE	
1) Floodway Development	
43 acres @ \$50,000	= \$ 2,150,000
Drop Structure-50% (\$1,000,000)	= 500,000
2) Corridor-3 acres @ \$100,000	= 300,000
3) Park (POS)-68 acres @ \$75,000	= <u>5,100,000</u>
Subtotal	\$ 8,050,000
B. INTERIOR PARKWAYS	
1) Grading-26,000 CY @ \$4.00	= 104,000
2) Preparation of Subgrade-	
528,000 SF @ \$0.30	= 158,400
3) Paving AC-402,000 SF @ \$1.65	= 664,300
4) Curb and Gutter-26,400 LF @ \$10.00	= 264,000
5) Sidewalk-59,400 SF @ \$2.70	= 160,400
6) Lighting-70 each @ \$3,000	= 210,000
7) Landscape/Irrigation-5 acres	
@ \$200,000	= 1,000,000
8) Signage and Furniture-(Lump Sum)	= <u>25,000</u>
Subtotal	\$ 2,586,100
C. STORM DRAINAGE	
1) 30" storm sewers (culverts)-	
6400 LF @ \$70.00	= 448,000
2) Curb Inlets-16 each @ \$2,500	= 40,000
3) Cleanouts-16 each @ \$3,000	= <u>48,000</u>
Subtotal	\$ 536,000
D. WATER DISTRIBUTION SYSTEM	
1) 12" Water Main-6600 LF @ \$30.00	= 198,000
2) 12" Gate Valves-8 each @ \$1,500	= 12,000
3) Fire Hydrants-13 each @ \$2,500	= <u>32,500</u>
Subtotal	\$ 242,500

SECTION III (CONT.)

E.	SEWER SYSTEM		
	1) 10" sewer-6600 LF @ \$30.00	=	198,000
	2) Manholes-22 each @ \$1,500	=	<u>33,000</u>
	Subtotal		\$ 231,000
F.	TRAFFIC SIGNALS-4 each @ \$60,000	=	\$ 240,000
G.	UTILITIES		
	Gas, Electric, Cable TV, and Telephone-		
	6600 LF @ \$100.00	=	\$ 660,000
H.	PEDESTRIAN BRIDGE-2 each @ \$250,000	=	\$ 500,000
I.	OFF-SITE STREET IMPROVEMENTS		
	City of Santee - Circulation		
	Improvements Implementation Plan		
	Cost Allocation 153 acres @ \$10,000	=	\$ 1,530,000
	Total Construction Estimate		\$ 14,575,600
	CONTINGENCY (10%)		<u>1,457,400</u>
			16,033,000
	ENGINEERING AND ADMINISTRATION (15%)		<u>2,405,000</u>
	GRAND TOTAL SECTION III		\$ 18,438,000

SUMMARY OF COSTS

FACILITIES BASED ON LAND USE PLAN TOWN CENTER	ESTIMATED COSTS			
	SECTION	SECTION	SECTION	TOTALS
	I	II	III	
	SOUTHWEST QUADRANT 72± ACRES	SOUTHEAST QUADRANT 197± ACRES	NORTHEAST QUADRANT 1853± ACRES	
OPEN SPACE	600,000	6,100,000	8,050,000	14,750,000
INTERIOR PARKWAYS	959,600	2,374,000	2,586,100	5,919,700
STORM DRAINAGE	234,000	842,000	536,000	1,612,000
WATER SYSTEM	87,500	211,500	242,500	541,500
SEWER SYSTEM	81,000	201,000	231,000	513,000
TRAFFIC SIGNALS	90,000	210,000	240,000	540,000
UTILITIES	230,000	570,000	660,000	1,460,000
OFF-SITE STREETS	720,000	1,970,000	1,530,000	4,220,000
PEDESTRIAN BRIDGE	- -	500,000	500,000	1,000,000
TOTAL ESTIMATED CONSTRUCTION COST:	3,002,100	12,978,500	14,575,600	30,556,200
CONTINGENCIES, ENGINEERING, & ADMINISTRATION:	794,900	3,438,500	3,862,400	8,095,800
GRAND TOTALS	3,797,000	16,417,000	18,438,000	38,652,000

IMPROVEMENT COST PER ACRE

A. Total Gross Acreage

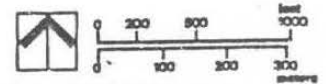
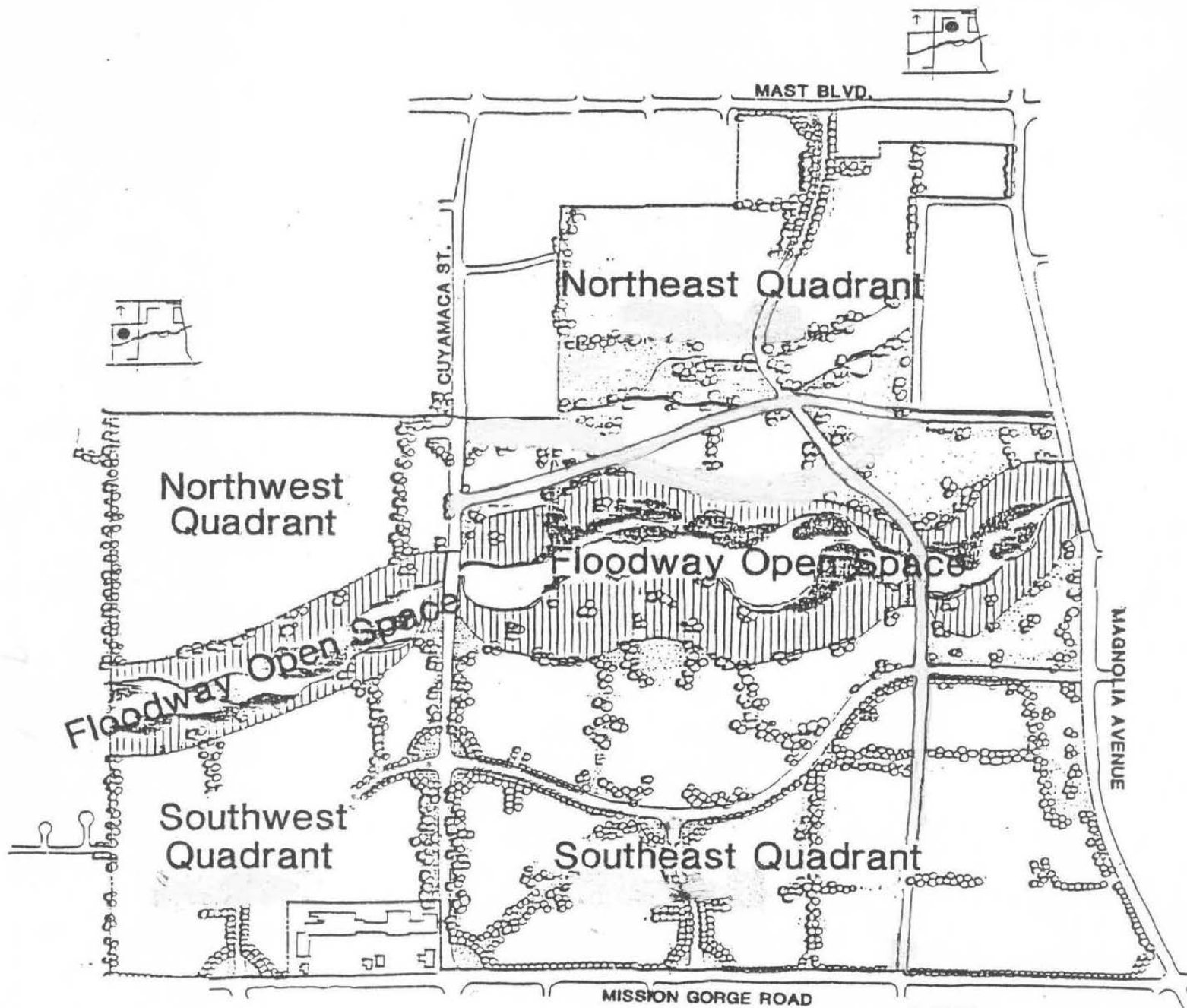
Southwest Quad = \$ 6,398,000/72 acres = \$89,000 per acre
Southeast Quad = \$18,094,000/197 acres = \$92,000 per acre
Northeast Quad = \$14,160,000/153 acres = \$92,000 per acre
TOTALS \$38,652,000/422 acres = \$91,592 per acre

B. Gross Buildable Acreage (minus open space and Civic Center site)

Southwest Quad = \$ 6,398,000/72 acres = \$ 89,000 per acre
Southeast Quad = \$18,094,000/150 acres = \$120,626 per acre
Northeast Quad = \$14,160,000/67 acres = \$211,343 per acre
TOTALS \$38,652,000/289 acres = \$133,743 per acre

SANTEE TOWN CENTER

CITY OF SANTEE



QUADRANT KEY PLAN

Appendix B

Physical Planning Implementation Program

PHYSICAL PLANNING IMPLEMENTATION PROGRAM

Implementation of the Town Center Specific Plan requires a clear set of guidelines and programs. These programs must be oriented with both the large scheme of development and site specific needs. The following action programs are designed to form specific guidelines for development within Town Center. For clarity purposes the action programs are presented by element.

LAND USE ELEMENT

The action programs listed below are focused on ensuring the vitality of Town Center by clearly setting the overall guidelines for future development as they relate to land use goals and objectives.

- . Promote a mixed-use development concept that provides for housing, employment, shopping and recreation to be integrated into a central village theme.
- . Concentrate major retail commercial development in the central boulevard/Cuyamaca Street intersection promoting a centralized shopping core area.
- . Promote specialty and theme retail and visitor serving commercial along the San Diego River Open Space/Park.
- . Provide for near term employment opportunities such as business parks while preserving long term options for office development.
- . Utilize open space corridors and landscaping to provide adequate transition between existing institutional use and adjacent future development.
- . Ensure land use design compatibility through implementation of the design guidelines.
- . Require all land use development proposals to emphasize pedestrian-oriented scale at street levels at all times.
- . Phase all development with improvement to the San Diego River as a passive and active linear park system.

CIRCULATION ELEMENT

The following action programs are oriented to improving overall traffic circulation in and around Town Center while encouraging other modes of transportation with the core community are:

- . Provide for landscaped parkways within and through Town Center with direct linkage to Highway 67 for through circulation of vehicular Action Programs.

- . Establish a transit center which serves to facilitate regional transportation including the San Diego Trolley, bus service, automobile, and a Town Center tram.
- . Construct parking facilities strategically located to serve multiple land uses and to encourage pedestrian land uses and to encourage pedestrian activity within Town Center.
- . Develop direct linkage to (SR) 52 and (SR) 125 to the south and west of Town Center.
- . Establish bikeways within Town Center to promote alternate modes of transportation.
- . Establish equestrian trails within Floodway/Open Space areas as part of San Diego River linear trail system.
- . Provide hiking and jogging trails within the Floodway/Open Space area.
- . Provide for paved walkways within private and public development open space areas.
- . Provide for circulation over major roads and the San Diego River with pedestrian bridges which link all parts of Town Center.
- . Develop distinctive gateway entries at principal access points along Mission Gorge Road, Magnolia Avenue and Mast Boulevard which facilitate movement into and through Town Center.

OPEN SPACE AND PARK ELEMENT

Action programs which will ensure a balanced recreation development include:

- . The provision of open space corridors which allow pedestrian and alternative vehicle access through Town Center development to the San Diego River.
- . Utilization of landscaping in the Open Space areas which draws from the image of vegetation native to the San Diego River corridor.
- . Develop a landscape within the Park Open Space area which provides for continuity from the natural landscape to a more structured urban landscape.
- . Develop a landscape within the Park Open Space area which accommodates both passive and active recreation uses.

- . Create facilities for a community program which include picnic areas, conservation areas, nature trails, view points and fishing areas.
- . Development of an active recreation area adjacent to the existing school facilities on the north banks of the San Diego River. This active recreation area should include baseball fields, softball fields or other sports related facilities.
- . Construct a community center within the Open Space areas north of the San Diego River which would serve as a social and culture focal point for Santee residents.
- . Develop a program for the preservation of the historically important Edgemoor Polo barn so it might function as a link for Santee residents with their cultural heritage.

FLOOD CONTROL ELEMENT

To ensure the citizens of Santee and adjacent landowners a flood free and safe environment the following programs have been identified:

- . All flood control facilities within the San Diego River will be environmentally sensitive and reflect requirements of the Open Space and Park Element.
- . All flood control structures will be designed to facilitate a 100-year storm and will be in conformance with the City's Public Work Standards.
- . Hydrological analyses will be required for all developments adjacent to the San Diego River.
- . Prior to the approval or construction of any flood control facility a review and analysis of ongoing sand mining operations for their impact on new or existing structures will be required.
- . Prior to the placement of any structural objects within the flood control area a review of possible hydrologic effects will be required.
- . Any recreation facilities within the floodplain area will be designed to include flood free features.

PUBLIC FACILITIES ELEMENT

In recognition of the need to coordinate public service facilities within Town Center the following programs have been identified:

- . Prior to the approval of any development permits within Town Center an assessment of sewer and water facilities will be required to ensure short and long term needs can be met by proposed and future development.
- . An upgrading of existing public facilities should correspond to new construction of Town Center.
- . All power and communication facilities shall be located underground within the Town Center site.
- . All new construction shall include fire protection features designed to control and limit the loss of property due to fire.
- . Architectural and landscape design shall incorporate programs which enhance police and fire protection.
- . Wherever possible communication systems shall be centralized and coordinate between uses.

REGULATORY REVIEW

The Town Center District is included in the City of Santee Zoning Ordinance (17.18) to implement the goals, objectives and land uses specifically desired for Town Center.

According to the Town Center Specific Plan, all development which is proposed within the Town Center District shall require the submittal of an application for a development review or a conditional use permit.



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT